

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 16, 2020 - 7:00 p.m.

Centerview - Harrelson Room
227 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from February 18, 2020 meeting
 - b. Case #20006 - Brookside 10th Replat of Tracts X & Y
 - c. Case #20007 - Eastbrooke at Creekmoor 1st Plat - Final Plat
6. Unfinished Business - none
7. New Business
 - a. Case #20003 - Foxwood Springs Tract Rezoning - *(public hearing)*
 - b. Case #20005 - Alley Vacation - Original Town Block 8 - *(public hearing)*
 - c. Case #20011 - Growth Management Plan Annual Review and Update - *(public hearing)*
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodation (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicant will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, FEBRUARY 18, 2020**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, ERIC BOWIE, MATTHEW WIGGINS, CALVIN AKCLIN AND MAYOR KRIS TURNBOW. ABSENT WAS JEREMY MANSUR. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, PUBLIC WORKS DIRECTOR MIKE KRASS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - a. **Approval of the minutes of the February 4, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to approve the minutes of the February 4, 2020 meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Absent
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #19007 - Sunset Plaza PUD Rezoning (public hearing)**

Sean Siebert, representing SPC, LLC, presented the request to the Commission and provided handouts of a powerpoint presentation on the project.

Commissioner Bowie arrived at 7:05 p.m.

Mr. Siebert stated he was raised in one of the two-family dwellings built by his father that is adjacent to the subject property. The subject property was vacant 30 years ago, and it remains vacant today.

Mr. Siebert stated he is partnering with Andy Mackey, who combined have completed over a half-dozen communities. The closest community is Oak Ridge Farms. He stated they wanted to duplicate the design of those units for Sunset Plaza.

Mr. Siebert indicated the development will be done in 3 concurrent phases, starting with units along Conway Street.

Mr. Siebert reviewed the parking that is provided for the units. There will be a mixture of units with 1 and 2 car garages, with 65% of the units having a 2-car garage. He commented that 4-feet has been added to the garage space to accommodate storage area and area for the trash/recycling carts.

Mr. Siebert closed his presentation with a review of his Oak Ridge Farms development in Raymore, including photographs of the interior and exterior of the units. The proposed Sunset Plaza development will have similar architecture and features.

Development Services Director Jim Cadoret provided the staff report.

Mr. Cadoret stated the request is to reclassify the zoning of 5 acres located in the Town Center 4th Plat. He stated the southern two lots of the property are currently zoned "C-1" Neighborhood Commercial and the northern three lots are zoned "C-2" General Commercial.

Mr. Cadoret stated there is R-2 zoning to the east and to the south, and the land to the north is zoned C-2.

Mr. Cadoret entered into the record the notices mailed to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan; the staff report; the proposed development plan; and the comments submitted by residents.

Mr. Cadoret stated the rezoning application includes submittal of a proposed preliminary development plan for a proposed 67-unit townhome development.

Mr. Cadoret stated a Good Neighbor meeting was held in May of 2019. A public hearing was scheduled to be held at the June 18 Planning Commission meeting, but no quorum of the Commission was present and the hearing was rescheduled for July 2nd. The applicants did hold an impromptu Good Neighbor meeting with those residents who were present for the hearing. The applicants placed a hold on review of the request prior to the July 2nd meeting date.

Mr. Cadoret stated the Engineering Division has indicated that the application does comply with the design standards of the City and have submitted a memorandum of their review comments.

Mr. Cadoret stated the PUD zoning designation provides the City with more control over the development while providing some flexibility in design.

Mr. Cadoret provided a summary of residential construction activity that has occurred over the past 10 years, which reflected that 82% of the dwelling units constructed were detached single-family homes. When combining existing dwelling units with all approved dwelling units in the City, the percentage of detached single-family dwelling units remains over 75% of the total. He indicated that Raymore remains a predominately single-family community.

Mr. Cadoret stated staff provided the Commission with proposed findings of fact and indicated staff recommends the Commission accept those findings and forward the request to the City Council with a recommendation of approval, subject to 5 conditions outlined in the staff report.

Chairman Faulkner opened the public hearing at 7:35 p.m.

Sarah Locke, 404 S. Sunset Lane, expressed her concern on the stormwater detention basin. She handed-out correspondence she had with Greg Rokos, former Assistant Public Works Director, regarding stormwater runoff.

Pam Hatcher, 1402 Young Circle, expressed her support for the request. She commented that the land should never have been zoned commercial as the land area has no visibility to 58 Highway. She was the listing agent for the property and there has been no interest in commercial development on the property.

Dr. Clarence Simmons, 613 W. Conway Street, indicated he is the closest affected property owner as he has his dental practice in the professional office building adjacent to the north. He also is the owner of the lot south of his practice, which is part of the proposed rezoning. He first bought his lot in 2003, and there has been no other interest in commercial development on any of the other lots. He stated he wanted to locate a coffee shop on the lot but with no visibility none of the franchises were interested. He expressed his support for the proposed rezoning.

Brad Rash, 409 N. Madison Street, expressed his support for the proposed development.

David Forester, owner of Dave's Bike Shop at 319 N. Municipal Circle, indicated he was neutral on the request. He stated he lives nearby and expressed concern on the volume of residents that would live in the development. He also expressed concern on pollutants getting into the stormwater system.

Sheryl Dunham, 404 N. Park Drive, expressed her concerns with the proposed rezoning. She felt the application was not compliant with the requirements for a PUD and that the application itself was insufficient. She also expressed concern on stormwater runoff and lack of storm shelters for residents of the development.

Chairman Faulkner closed the public hearing at 8:00 p.m.

Mayor Turnbow requested Mr. Krass to address the stormwater questions raised under public comments.

Mike Krass, Public Works Director, stated one of the first projects he was involved with when he began work for the City in 2001 was the Sunset ditch project which helped to address erosion into Silver Lake. He stated the stormwater detention pond was constructed to the standards in place in 2001 and if this project develops commercially no work is required to occur to the pond. He stated the proposed development includes enhancements to the detention basin that will address issues with erosion in the stream and bring the pond into compliance with current stormwater control and treatment requirements.

Commissioner Wiggins asked if the detention pond is a dry pond or if there will permanently be water in the pond.

Mr. Krass stated the pond will be a dry basin.

Commissioner Urquilla asked the applicant to speak to the impact of home values near the multi-family developments they have completed.

Andy Mackey, partner with Sean Siebert on the project, provided examples of what home values have done in the two-family units to the east of the subject property and within the Oak Ridge Farms development.

Commissioner Urquilla asked about the traffic generation impact on 58 Highway.

Mr. Cadoret commented that the trip generation from townhomes development is 3 to 4 times less than commercial development.

Commissioner Urquilla indicated his concern was more on the impact of residents getting onto I-49.

Mr. Krass commented on the traffic study that the City is having completed looking at 58 Highway and the I-49 interchange and what can be done to improve traffic flow.

Commissioner Urquilla asked for clarification on the impact of the development on the middle school or high school.

Mr. Cadoret stated the School District only commented on the impact of the development on the elementary school. He stated that if the district had any concerns they would have commented on it.

Commissioner Urquilla asked if the wait time for the signal at 58 and Sunset has been reviewed.

Mr. Krass commented that the timing of the lights are coordinated by Operation Green Light and by design the priority is for traffic flow on 58 Highway.

Commissioner Bowie asked if the modifications to the detention basin were part of the PUD.

Mr. Cadoret stated yes, the work required to the stormwater detention pond is listed as one of the staff recommended conditions.

Commissioner Bowie asked why staff requested the variations in architectural design within the development.

Mr. Cadoret stated the City wanted some variation in building design and wanted to ensure that the architectural drawings included in the applicant's presentation was the final product that gets built.

Commissioner Bowie asked about enforcement of the limitations on parking and other rules of the subdivision.

Mr. Mackey stated enforcement is typically done through the lease and by the Homeowner's Association.

Commissioner Wiggins asked how the number of residents within an individual unit are controlled.

Mr. Siebert commented that the number of tenants occupying a single unit is controlled through the lease agreement and restrictions.

Commissioner Petermann asked if there would be on-site management for the development.

Mr. Mackey stated if necessary, they would consider it.

Motion by Mayor Turnbow, Seconded by Commissioner Bowie, to accept the staff proposed findings of fact and forward Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval, subject to the 5 conditions recommended by staff.

Mayor Turnbow made several comments related to the proposal: the School District indicated there is capacity in the schools and they are fully aware of the proposed developments in the City; commercial businesses are not interested in locating in this area; the Engineering Division provided information on the improvements that will occur with the stormwater detention basin; and the proposed use is the highest and best use for the property.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye

Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Nay
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 7-1-0.

Commissioner Urquilla commented he voted against the motion as he has concerns with the impact the development will have on traffic flow and movement on 58 Highway.

b. Case #19008 - Sunset Plaza Final Plat

Sean Siebert indicated the request is to replat part of the Town Center 4th Plat property to allow for the Sunset Plaza development.

Mr. Cadoret presented the staff report.

Mr. Cadoret stated the final plat is to create a 13-lot subdivision, including a private drive to provide access to 4 of the lots. The total parcel size is 5.04 acres.

Mr. Cadoret stated the Engineering Division submitted its memorandum that all of the City requirements have been met.

Mr. Cadoret stated staff submitted proposed findings of fact on the final plat and recommends the Commission accept the proposed findings and forward Case #19008: Sunset Plaza Final Plat to the City Council with a recommendation of approval, subject to the following condition:

1. Approval of the Final Plat is contingent upon City Council approval of Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan.

Motion by Commissioner Bowie, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and forward Case #19008: Sunset Plaza Final Plat to the City Council with a recommendation of approval, subject to the one condition recommended by staff.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 8-0-0.

c. Amendment to Commission Rules of Procedure

Mr. Cadoret indicated this agenda item is a continuation of the discussion from the February 4, 2020 Commission meeting. Staff are recommending two changes to the Rules of Procedure. First change

would be to change the reference of the department name from Community Development Department to Development Services Department. The second change is in regards to Commission member absences from meetings. The language that was discussed on February 4 is now proposed for inclusion in the Commission Rules as follows:

A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular scheduled meetings of the Commission or more than twenty-five percent (25%) of the Commission's regular scheduled meetings as established by Article VI, Section 1 of these Rules of Procedure during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.

Commissioner Urquilla and Commissioner Wiggins appreciated the revised wording.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept the staff recommended changes and approve the update to the Commission Rules of Procedure.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 8-0-0.

8. City Council Report

Mr. Zerr provided a review of the February 10, 2020 Council meeting.

9. Staff Report

Mr. Krass provided an update on Public Works activity.

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. The Commission cancelled its March 3, 2020 meeting.

10. Public Comment

Sarah Locke, 404 S. Sunset Lane, again expressed her concern on stormwater runoff. She thought the entire tributary area to the stream was not considered, including runoff from Centerview. She stated the pond was not designed to handle the additional runoff.

Sheryl Dunham, 404 N. Park Drive, expressed frustration that the City is not following the City Code.

Christine Jones, 320 N. Park Drive, expressed concern that there is not a plan for enforcing HOA rules as part of the Sunset Plaza development, specifically parking.

11. Commission Member Comment

Commissioner Wiggins thanked the public that attended for providing their input. He also indicated he will be absent for the April 7 Commission meeting.

Commissioner Petermann thanked the public for attending.

Commissioner Bowie thanked the public for the input provided.

Commissioner Fizer thanked the public for the comments and indicated the Commission does listen to all the comments.

Commissioner Acklin thanked the public for attending.

Commissioner Urquilla thanked the public for the comments.

Mayor Turnbow thanked the public for providing input into the difficult decisions that the Commission must make. He took exception to the statement that the City is not following the City Code.

Chairman Faulkner commented on previous Community Conversations held and planning efforts completed and is left wondering on the question "What does Raymore want to be?". He stated he doesn't necessarily see community agreement on the topic.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to adjourn the February 18, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 8-0-0.

The February 18, 2020 meeting adjourned at 9:13 p.m.

Respectfully submitted,

Jim Cadoret

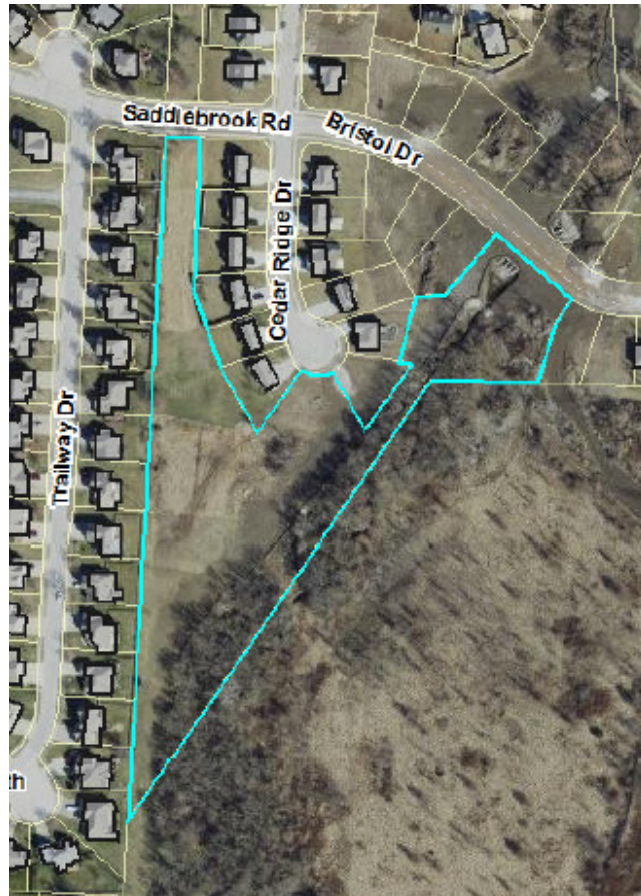


To: Planning and Zoning Commission
From: City Staff
Date: June 16, 2020
Re: Case #20006 - Brookside Tenth Final Plat-Replat of Tract X and Y

GENERAL INFORMATION

Applicant/
Property Owner: Brookside Investment Inc.
803 PCA Road
Warrensburg, MO 64093

Property Location: South of Bristol Drive in Brookside Subdivision



Existing Zoning: "R-1" Single-Family Residential

Existing Surrounding Zoning: **North:** "R-1" Single-Family Residential
South: "R-1P" Single-Family Residential Planned
East: "R-1P" Single-Family Residential Planned
West: "R-1P" Single-Family Residential Planned

Existing Surrounding Uses: **North:** Single Family Residential
South: Undeveloped
East: Single-Family Residential
West: Single Family Residential

Total Tract Size: 6.57

Total Number of Lots: 2 Lots, 2 Tracts

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies Bristol Drive as a Minor Collector and Cedar Ridge Drive is classified as a local road.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Brookside Tenth Final Plat - Replat of Tract X and Tract Y.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Brookside Tenth Final Plat was recorded on September 2, 2015.
2. The extension of Bristol Drive between Cedar Ridge Drive and Brook Parkway is not yet complete. Installation of curbs and street pavement remain to be completed. Once the road is complete and public infrastructure is accepted by the City, an additional ten lots will become available for new homes.

ENGINEERING DIVISION COMMENTS

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. Proposed Lot 421 was previously approved as Tract X. Tract X was the location of the temporary stormwater detention basin when the Brookside Tenth phase was being constructed.
2. In the replat Tract X was reduced in size to become Lot 421. On the original Brookside Tenth Plat there was a slight encroachment of floodplain upon Tract X. As part of the replat, Lot 421 was reduced in size to eliminate any floodplain encroachment.
3. Tract Y was dedicated to the City of Raymore when the Brookside Tenth Final Plat was recorded. A 10-stall parking lot and recreation practice field were to be provided on Tract Y.
4. The replat proposes to divide Tract Y and create a new Tract Z. Tract Z is proposed to be the new location of the 10-stall parking lot, which will provide parking for residents wanting to access the Brookside Greenway trail.
5. The Brookside Greenway trail will be continued south from its current terminus to connect with Tract Z.
6. The City will retain ownership of Lot 422, Tract Y and Tract Z if the replat is approved. No transfer of property is done as part of the replat.
7. With the completion of the culvert under Bristol Drive, the developer has submitted a request for a Letter of Map Amendment from the U.S. Army Corps of Engineers to define the boundaries of the floodplain on the subject property.

STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The replat is substantially the same as the Preliminary Plat. Roadway alignments and lot configurations generally remain the same.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed replat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed replat complies with the conditions of the that were attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	June 16, 2020	June 22, 2020	July 13, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20006 Brookside Tenth Final Plat - Replat of Tract X and Tract Y to the City Council with a recommendation for approval.

NOTES:

- Bearings Shown are based on the recorded final plat of "BROOKSIDE TENTH FINAL PLAT".
- The bulk of this property lies within Zone "X" (area determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map Community Number 2903700036 F, dated January 2, 2013. A portion of this property lies within Zone "AE" (Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood), the approximate limits of which are shown herein.
- The Class of property for the subject tract is considered "Urban", per the Missouri Department of Natural Resources, Division of Geology and Land Survey.
- This survey was prepared from information provided by and the land referred to in: Chicago Title Insurance Company's Commitments for Title Insurance, Commitment No. H1483-C, effective December 6, 1999 at 8:00 a.m. and Commitment No. H3160-B, effective May 16, 2006 at 8:00 a.m.
- Item No. 12 of the above referenced Title Commitment No. H1483-C and Item No. 13 of the above referenced Title Commitment No. H3160-B references a Standard Sewer Easement granted to the City of Raymore, Missouri, recorded in Book 1226, Page 13. Said Easement crosses the subject property and is shown herein.
- Item No. 13 of the above referenced Title Commitment No. H1483-C and Item No. 14 of the above referenced Title Commitment No. H3160-B references an Easement granted to Sinclair Pipeline Company, recorded in Book 251, Page 603, corrected by Book 255, Page 221, and modified by Book 354, Page 639. Said Easement is a blanket easement containing the subject property, and is therefore not shown.
- Item No. 14 of the above referenced Title Commitment No. H1483-C and Item No. 11 of the above referenced Title Commitment No. H3160-B references an Easement granted to Missouri Public Service Company, recorded in Book 570, Page 346. Said Easement does not cross the subject property.
- Following construction all rear lot corners shall be monumented with 1/2" iron bars with M02000151303 caps, unless noted otherwise, and curbs shall be notched at extension of lot lines.

DEDICATIONS:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACTS X AND TRACT Y".

EASEMENTS

An easement or license is hereby granted to the City of Raymore to locate, construct and maintain or authorize the construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage facilities and all or any of them over, under or along the strips designated as "Utility Easements" or by the abbreviation "U/E" on the accompanying plat.

An easement or license is hereby granted to the Home Owners Association to locate, construct and maintain or authorize the construction and maintenance of landscaping and monument sign within the areas designated as "Landscape Easements" or by the abbreviation "L/E" on the accompanying plat.

STREETS

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

TRACTS

Tract Z is hereby dedicated to the City of Raymore for parks and recreational purposes.

MINOR PLAT

BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT X AND TRACT Y

PART OF THE EAST HALF OF
SECTION 20, TOWNSHIP 46N, RANGE 32W,
RAYMORE, CASS COUNTY, MISSOURI

EXECUTION & ACKNOWLEDGMENTS

In testimony whereof: The undersigned proprietor's of the above described tract have caused these presents to be signed this ____ day of _____, 2020.

By: Kristofer P. Turnbow Mayor
By: Jim Feuerborn City Manager
State of Missouri)
County of)

EXECUTION & ACKNOWLEDGMENTS

In testimony whereof: BROOKSIDE INVESTMENT, INC., a Missouri Corporation has caused these presents to be signed by its President this ____ day of _____, 2020.

By: President-Richard E. Frye
By: Attest Secretary
State of Missouri)
County of)

Be it remembered that on this ____ day of _____, 2020, before me, a notary public in and for said County and State, came KRISTOFER P. TURNBOW and JIM FEUERBORN, to me, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Be it remembered that on this ____ day of _____, 2020, before me, a notary public in and for said County and State, came RICHARD E. FRYE, to me, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public
My Commission Expires: _____

Notary Public
My Commission Expires: _____

In testimony whereof: CHARLES D. PARK and SUSAN B. PARK have caused these presents to be signed this ____ day of _____, 2020.

By: Charles D. Park
By: Susan B. Park
State of Missouri)
County of)

In testimony whereof: RICHARD E. FRYE and DEE A. FRYE have caused these presents to be signed this ____ day of _____, 2014.

By: Richard E. Frye
By: Dee A. Frye
State of Missouri)
County of)

Be it remembered that on this ____ day of _____, 2020, before me, a notary public in and for said County and State, came CHARLES D. PARK and SUSAN B. PARK, to me, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Be it remembered that on this ____ day of _____, 2020, before me, a notary public in and for said County and State, came RICHARD E. FRYE and DEE A. FRYE, to me, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public
My Commission Expires: _____

Notary Public
My Commission Expires: _____

APPROVALS

This plat of "BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACTS X AND TRACT Y" has been submitted to and approved by the Raymore Planning and Zoning Commission this ____ day of _____, 2020.

Secretary
City Clerk
City Engineer

This plat of "BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACTS X AND TRACT Y", including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. _____ of day passed and approved by the Mayor of Raymore, Missouri, on the ____ day of _____, 2020.

(SEAL) Mayor

ATTEST: City Clerk City Engineer

Entered on transfer record this ____ day of _____, 2020.

Deputy County Recorder of Deeds

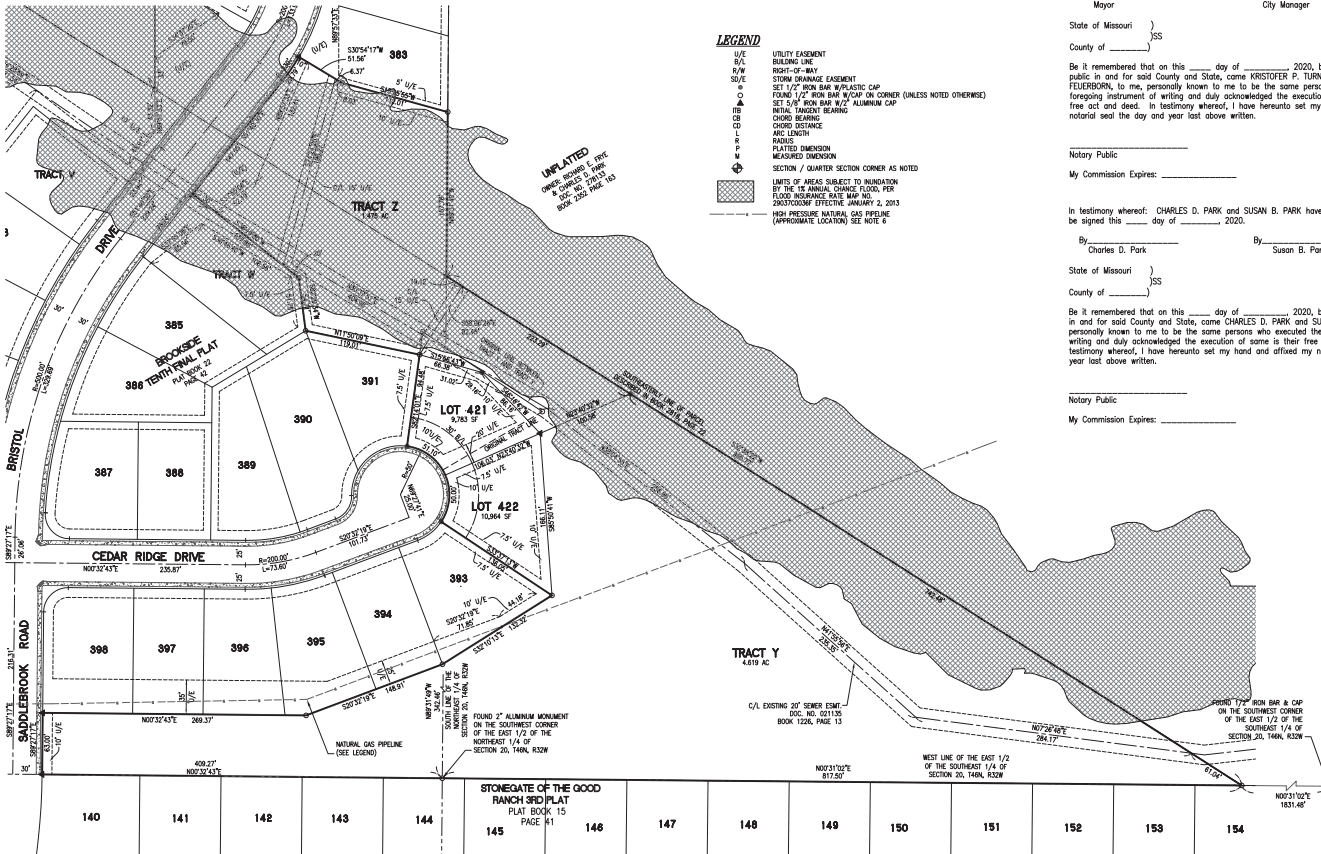


8888 S. NORTHERN BLVD., INDEPENDENCE, MO 64086
816 748-8888 FAX 816 748-8700

PROJECT: M4632-20 DATE: 04-29-2020

PROJECT: M4632-20 DATE: 04-29-2020

M4632-20 SHEET 1 OF 1

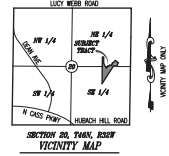


LEGEND

- U/E UTILITY EASEMENT
- B/L BUILDING LINE
- R/W RIGHT-OF-WAY
- S/E SETBACK EASEMENT
- S SET 1/2" IRON BAR W/PLASTIC CAP
- F FOUND 1/2" IRON BAR W/IRON ON CORNER (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON BAR W/2" ALUMINUM CAP
- CHORD BEARING
- CHORD DISTANCE
- ARC LENGTH
- PLATED DIMENSION
- MEASURED DIMENSION
- SECTION / QUARTER SECTION CORNER AS NOTED
- LIMITS OF AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP NO. 2903700036 EFFECTIVE JANUARY 2, 2013
- HIGH PRESSURE NATURAL GAS PIPELINE (APPROXIMATE LOCATION) SEE NOTE 6

PROPERTY DESCRIPTION
Tract X and Tract Y, Brookside Tenth Final Plat, a subdivision of land in the East Half of Section 20, Township 46 North of the Baseline, Range 32 West of the 5th Principal Meridian, Raymore, Cass County, Missouri, containing 6.57 acres.

OWNER/DEVELOPER
Brookside Investment Inc.
803 P.C.A. Road
Warrensburg, Missouri 64093
Phone: (866) 429-1800



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY that the within plat of "BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT X AND TRACT Y", is based on an actual survey made by me or under my direct supervision and that to the best of my professional knowledge and belief said survey meets or exceeds the requirements for a "Professional Survey" for Class "Urban" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the Section and Sectional Subdivision corner measurements and survey boundary corner measurements were either found or set as indicated on this plat, that I have complied with all State and City of Raymore statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.
I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

Wesley Strydom M.O.L.S. 2164 Date of Survey: 2020/05/30
as agent of Phoenix Engineering & Surveying, LLC, M.O.L.S. 200015303

To: Planning and Zoning Commission
From: City Staff
Date: June 16, 2020
Re: Case #20007: Eastbrooke at Creekmoor First Final Plat - Lots 1 thru 34 and Tracts A, B, & C

GENERAL INFORMATION

**Applicant/
Property Owner:** Cooper Land Development, Inc.
903 N. 47th Street
Rogers, AR 72756

Property Location: N. Madison Street & Hampstead Drive



2020 Aerial Photograph:



Existing Zoning: "PUD" Planned Unit Development

Existing Surrounding Zoning: **North:** "PUD" Planned Unit Development
South: "PUD" Planned Unit Development
East: "RE" Rural Estate
West: "PUD" Planned Unit Development

Existing Surrounding Uses: **North:** Planned Residential
South: Planned Residential
East: Single Family Residential Estate Lots
West: Golf Course

Total Tract Size: 8.513 acres

Total Number of Lots: 34 Lots; 3 Tracts

Density – units per Acre: 7.88

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for high-density residential development and open space.

Major Street Plan: The Major Thoroughfare Plan Map classifies North Madison Street as a major collector road and Hampstead Drive as a minor collector road.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for *Eastbrooke at Creekmoor 1st Final Plat - Lots 1 thru 37 and Tracts A, B & C*

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Cunningham at Creekmoor 3rd Plat, located to the north, was approved by the City Council on February 25, 2019.
3. The site plan for the community pool, located on Tract C in the Cunningham at Creekmoor 2nd Plat was approved by the Planning Commission on October 3, 2017

ENGINEERING DIVISION COMMENTS

In its attached memorandum the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The current bulk and dimensional standards for this phase of the “PUD” Planned Unit Development Residential District zoning classification for the property was established by the 6th Amendment to the Creekmoor MOU, approved on November 25, 2019, as provided below:

Requirements	
Minimum Lot Area	
per lot	4,500 sq ft regular lot or cul-de-sac lot; 5,200 sq ft corner lot
Minimum Lot Width (ft.)	30 ft cul-de-sac lot; 40 ft regular lot;; 47 ft. corner lot
Minimum Lot Depth (ft.)	100 ft. cul-de-sac lot; 110 ft regular and corner lot
Yards, Minimum (ft.)	
Front	25
rear	25
side; exterior	7
side; interior	5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	45

- The lot sizes proposed within the Eastbrooke final plat have been reduced to provide a new housing option for buyers within the Creekmoor community. Due to the decreased lot width, homes within the subdivision are proposed to have less square footage than homes in other phases of Creekmoor and limited to a 2-car garage.
- The adjacent property to the south of Tract C is zoned “A” Agricultural District. No buffer or landscape screening is required within Tract C.
- There is an existing stream channel that separates the subdivision phase from the Creekmoor maintenance facility that is located on adjacent land to the north.
- A right-turn lane for southbound traffic on Madison Street at its intersection with Hampstead Drive will be installed as part of the public improvements.
- Hampstead Drive will be constructed as a collector road with increased pavement width of 32-feet back of curb to back of curb.

STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

- is substantially the same as the approved preliminary plat;**

The proposed final plat, including street names and road alignments are substantially the same as the approved preliminary plat.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	June 16, 2020	June 22, 2020	July 13, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20007 Eastbrooke at Creekmoor First Final Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. The applicant shall submit construction drawings with coordinating Lot numbers.
2. Prior to submitting the final plat for recording, the reference to minimum low opening on each of the lots shall be removed from the final plat drawing.

Memorandum

TO: Planning and Zoning Commission
FROM: Michael Krass, Director of Public Works and Engineering
DATE: June 9, 2020
RE: Eastbrook at Creekmoor Lots 1-34

The Creekmoor property is located generally in the southwest quadrant of the 155th Street and Madison Street intersection and encompasses approximately 990 Acres. This phase of the development, Eastbrook of Creekmoor First Plat 4th - Lots 1 through 34, is approximately 8.5 acres.

There are public facilities (water) adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

Sanitary sewer service to this phase will be provided by extending a gravity main from the existing Cunningham Development.

Water System:

The site will be served by an existing main within the Hampstead Drive right-of way.

Transportation System:

This phase of the project includes the construction of Hampstead Drive and Newport Lane. These roads will be constructed to city standards.

StormWater Management:

This phase uses an enclosed storm water conveyance system and rear yard swales to direct runoff towards the main lake. The proposed stormwater conveyance system will accommodate the runoff from the watershed.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Eastbrook at Creekmoor –First Plat, Lots 1 – 34 complies with the design standards of the City of Raymore.

NOTES CONSTITUTING A PART OF THIS PLAT TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

PLAT DEDICATION: THE CITY OF RAYMORE HAS REVIEWED THIS PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

COVENANTS AND RESTRICTIONS: THE COVENANTS AND RESTRICTIONS SET FORTH IN THIS PLAT SHALL BE ENFORCED BY THE CITY OF RAYMORE, MISSOURI. THE COVENANTS AND RESTRICTIONS SET FORTH IN THIS PLAT SHALL BE ENFORCED BY THE CITY OF RAYMORE, MISSOURI.

STREET DEDICATION: THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE AS THOROUGHFARES AS HEREBY DEDICATED.

EASEMENT DEDICATION: THE EASEMENTS SHOWN HEREON ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE EASEMENTS UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS: THE BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE EASEMENTS UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

COMMON PROPERTY: THE COMMON PROPERTY SHOWN HEREON IS HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE COMMON PROPERTY UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

RESERVED PROPERTIES: THE PROPERTIES SHOWN HEREON ARE HEREBY RESERVED TO THE CITY OF RAYMORE, MISSOURI.

SIDEWALKS: THE SIDEWALKS SHOWN HEREON ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE SIDEWALKS UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

USE RESTRICTIONS: THE USE RESTRICTIONS SHOWN HEREON ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE USE RESTRICTIONS UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

NOTICE OF NON-APPLICABILITY: THE NOTICE OF NON-APPLICABILITY SHOWN HEREON IS HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE NOTICE OF NON-APPLICABILITY UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM: THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM SHOWN HEREON IS HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED ON THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM UNLESS THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

OWNER'S OBLIGATIONS: THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WITHIN THE SPECIFIED TIME FRAME.

ASSIGNMENT: THE ASSOCIATION SHALL THEREAFTER BE RESPONSIBLE ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE THE GRINDER SYSTEM IS INSTALLED AND OPERATIONAL.

ASSOCIATION: THE ASSOCIATION SHALL BE RESPONSIBLE ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE THE GRINDER SYSTEM IS INSTALLED AND OPERATIONAL.

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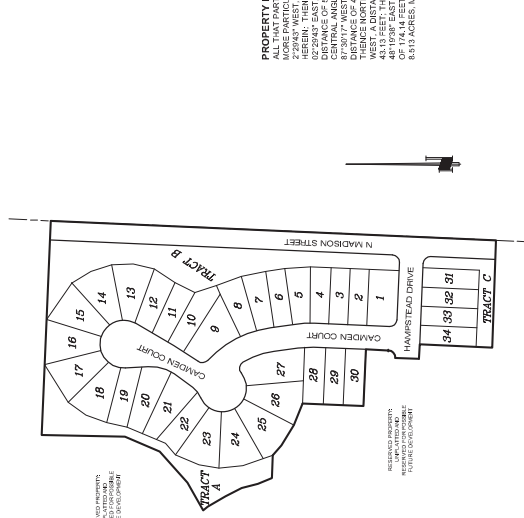
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EASTBROOKE AT CREEKMOOR - FIRST PLAT

LOTS 1 THROUGH 34, AND TRACTS A, B, C
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



IN WITNESS WHEREOF: I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY CERTIFICATION: I, _____, Notary Public for the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me.

DEVELOPER: COOPER LAND DEVELOPMENT, INC. 300 NORTH MAIN STREET, SUITE 101, RAYMORE, MISSOURI 64083

ENGINEER: ANDERSON SURVEY COMPANY, 1270 N DELTA SCHOOL ROAD, RAYMORE, MISSOURI 64083

CITY PLANNING COMMISSION: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF RAYMORE, MISSOURI.

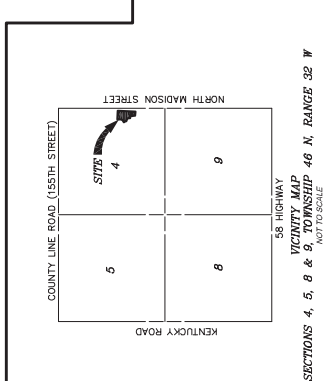
CITY ENGINEER: THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS CAUSED THE MAPS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND RECORD.

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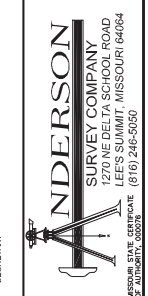
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ANDERSON SURVEY COMPANY
1270 N DELTA SCHOOL ROAD
RAYMORE, MISSOURI 64083
(816) 246-5060

DEVELOPER: COOPER LAND DEVELOPMENT, INC.
ENGINEER: ANDERSON SURVEY COMPANY

CITY PLANNING COMMISSION: APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF RAYMORE, MISSOURI.

CITY ENGINEER: APPROVED BY THE CITY ENGINEER OF THE CITY OF RAYMORE, MISSOURI.

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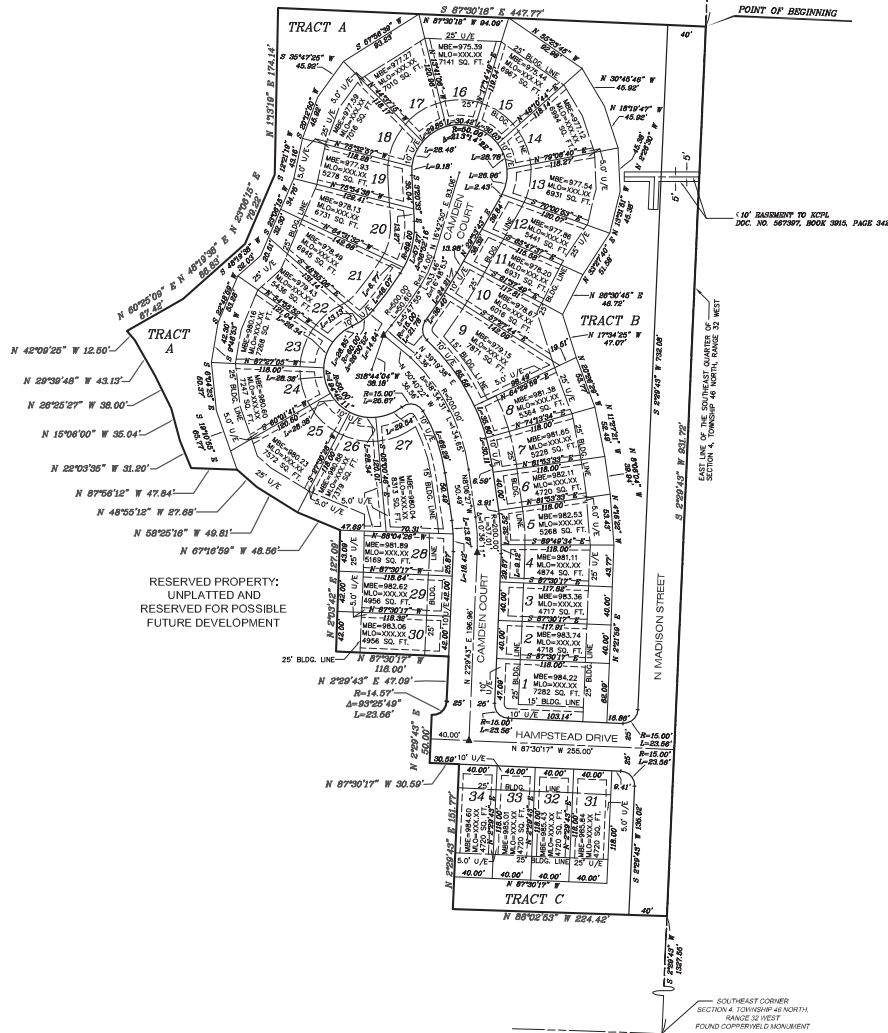
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CUNNINGHAM AT CREEKMOOR
THIRD PLAT

LOT 1
MAINTENANCE FACILITY
AT CREEKMOOR

RESERVED PROPERTY:
UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT



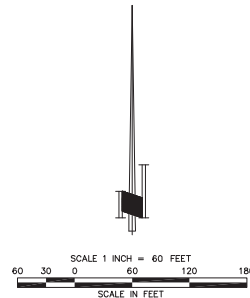
RESERVED PROPERTY:
UNPLATTED AND
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FINAL PLAT
**EASTBROOKE AT CREEKMOOR
FIRST PLAT**

LOTS 1 THROUGH 34, AND TRACTS A, B, C
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W

NOTES:

- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UP UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.
SEMI-PERMANENT MONUMENTS:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED "A" ON THIS PLAT.
PERMANENT MONUMENTS:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "A" ON THIS PLAT.
CURB NOTICES:
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.999896.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 2903/0029P, REVISED JANUARY 2, 2013 AND NO. 2903/0029P, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOW-FLOW ON AUGUST 23, 2017, CASE NO. 17-004093A.
- THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
- THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.



LEGEND	
---	SETBACK LINE
---	UTILITY & DRAINAGE EASEMENT
---	SUBDIVISION BOUNDARY
---	ROAD FRONT
---	COMBINATION BLDG SETBACK LINE & UTILITY/DRAINAGE EASEMENT LINE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SHEET 2 OF 2

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076 (816) 246-5050

PHILIP J. HENCHMAN, PLS 2079

To: Planning & Zoning Commission
From: Katie Jardieu, City Planner
Date: June 16, 2020
Re: Case #20003 Rezoning; Foxwood Springs, "A" to "PUD"

GENERAL INFORMATION

Applicant: Husch Blackwell, LLP - Will Nulton
4801 Main Street, Suite 1000
Kansas City, MO 64112

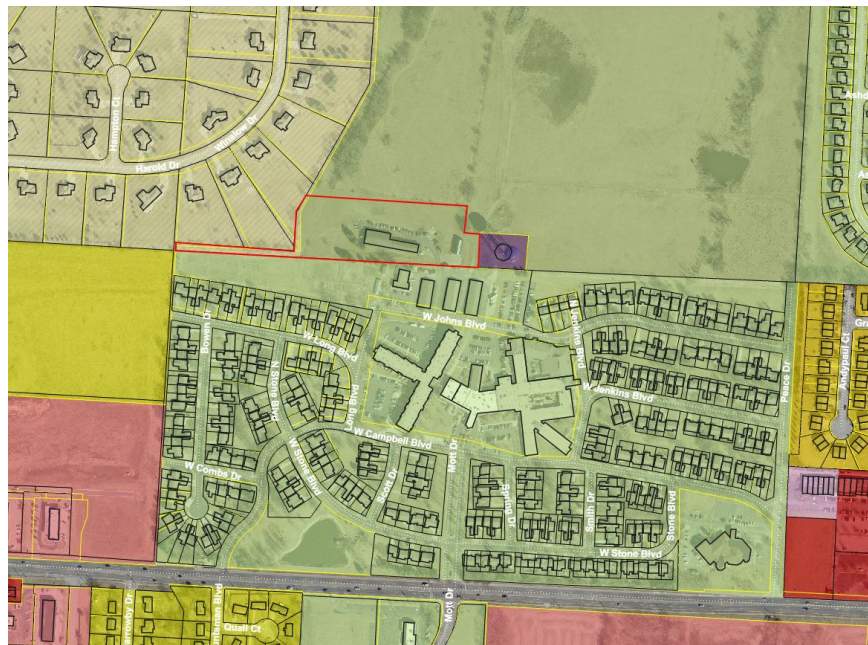
Property Owner: American Retirement Corporation
111 Westwood Place, Suite 400
Nashville, TN 64064

Requested Action: Requesting to reclassify the zoning of 4 acres
"A" Agricultural district to "PUD" Planned Unit
Development

Property Location: Generally the property where the Foxwood Springs
maintenance building and the property immediately
surrounding it.



Existing Zoning: "A" Agricultural District



Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies W. Foxwood Drive (MO Highway 58) as a Major Arterial, and Johns Boulevard as a local internal street. There is no public road currently accessing the property to be rezoned.

Legal Description:

Advertisement: February 27, 2020 **Journal** newspaper
March 5, 2020 **Journal** newspaper
May 28, 2020 **Journal** newspaper
June 4, 2020 **Journal** newspaper

Public Hearing: June 16, 2020 Planning Commission meeting
June 22, 2020 City Council meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Applicant's Conceptual Site Plan

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 4 acres associated with the Foxwood Springs maintenance building from "A" Agricultural district to "PUD" Planned Unit Development.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- The original plat of Foxwood Springs was approved by the City on July 11, 1983.
- The Harold Estates subdivision, to the northwest of the subject property was replatted and approved by the City on March 8, 1999.
- Westgate Plat, Lots 1-4 to the East of the property, were replatted and approved by the City on December 26, 2019. This replat accounts for the right-of-way for Westgate Drive.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday March 11, 2020 in the Council Chambers of City Hall. 5 residents attended the meeting, along with city staff and Will Nulte representing Brookdale. The comments below provide a summary of the

meeting:

Does Brookdale own all of the land to the north not being rezoned as well?

- Yes they do.

Are they planning to develop the AG zoned area?

- No. In order to develop the remaining AG area, they would need to go through the rezoning process which would require a public hearing.

The surveyor stated the city employed him to do the survey. Is this right?

- This is not correct. Brookdale employed the surveyor to perform the work. The city did not pay the surveyor nor was in any discussions with the surveyor regarding cost.

The surveyor stated he was there performing work for the road relocation and sewer realignment, is this correct?

- While he may have other work pertaining to those jobs, the surveyor seems to have been confused as to which job specifically he was working on. Again, the city did not pay for the surveyor. Brookdale hired him to determine the extent of their property to determine where they needed to rezone.

What is going to be sold?

- The Brookdale community as well as the small 4 acres being rezoned will potentially be sold. The remaining AG zoned property will remain with Brookdale.

Is there a design for the remaining AG acreage?

- Since there are currently no intentions to perform any work on the property, there are no designs.

Do the new owners want to do a high rise building?

- The 4 acres being rezoned would not be enough land for that to occur. Additionally the restrictions enforced by the PUD for the rest of Brookdale, would also apply to this property as well.

Is the sale going to remain as a retirement community?

- As far as the client knows it is.

What should we expect in terms of changes with the sale?

- Brookdale has the intention of selling it to remain a retirement community. They can't say what the staff or internal changes would be.

We have maintained and mowed some of that property for years. Do we need an attorney to draft a letter for squatter's rights?

- That is something you have the right to do and can bring to us [Will Nulte] to take a look at.

Our concern is when the Dean's sell the other lot behind us, they will connect with the private roads within Brookdale off of Long & Bowen?

- This particular meeting is for the rezoning, but it is my [Katie Jardieu] understanding that those streets would remain private and any connections would potentially be made off of Westgate Drive.

Can anything be done about the coyotes?

- Not at this time.

How do they residents feel about the new ownership?

- We [Will Nulte] are not sure. Little would potentially change for them as far as we know.

Is Brookdale selling other properties?

- A lady in the audience actually answered this saying - Yes they are. As Brookdale moves to become a more luxury retirement community they are selling those that don't fit the new image. Foxwood Springs would need substantial changes to accommodate that image.

City Staff stressed that any engineering questions regarding the sewer and Westgate Drive be directed to Mike Krass.

STAFF COMMENTS

1. The property directly to the south of the site, roughly 1.8 acres and also zoned "PUD" Planned Unit Development, is also owned by the applicant.
2. Directly to the east is the City owned water tower.
3. The development standards for the existing and proposed zoning districts are as follows:

	A	PUD
Minimum Lot Area		
per lot	10 ac.	-
per dwelling unit	10 ac.	-
Minimum Lot Width (feet)	330	70
Minimum Lot Depth (feet)	100	-
Yards, Minimum (feet)		
front	50	30
rear	50	30
side	15	30
side, abutting residential district	-	30
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	10	-

4. The uses permitted uses within the existing and proposed zoning districts include:

Use	A	Use	PUD
RESIDENTIAL USES		RESIDENTIAL USES	
Household Living		Household Living	
Single-family Dwelling, Detached (conventional)	P	Single-family Dwelling, Attached	-
Manufactured Home Residential – Design	S	Multi-family Dwelling (3+ units)	-
Single-family Dwelling, Attached	-	Cluster Residential Development	-
Two-family Dwelling (Duplex)	-	Manufactured Home Park	-
Multi-family Dwelling (3+ units)	-	Dwelling Units Located Above the Ground Floor	-
Apartment Community	-	Group Living	
Cluster Residential Development	S	Assisted Living	P
Manufactured Home Park	-	Group Home	-
Employee Living Quarters	P	Nursing Care Facility	P
Accessory Dwelling	P	Transitional Living	-
Group Living		PUBLIC AND CIVIC USES	
Assisted Living	-	College or University	-
Group Home	S	Cultural Exhibit or Library	-
Nursing Care Facility	-	Government Buildings and Properties	-
Transitional Living	-	Hospital	-
Group Living Not Otherwise Classified	-	Place of Public Assembly	-
PUBLIC AND CIVIC USES		Public Safety Services	-
Cultural Exhibit or Library	C	Religious Assembly	-
Government Buildings and Properties	C	School	-
Place of Public Assembly	C	Social Club or Lodge	-
Public Safety Services	C	Utilities	
Religious Assembly	P	Major	-
School	P	Minor	-
Utilities		COMMERCIAL USES	
Major	C	Adult Business	-
Minor	P	Animal Services	
COMMERCIAL USES		Kennel	-
Animal Services		Veterinary Services	-
Kennel	C	Art Gallery	-
Day Care		Banks and Financial Services	
Day Care Home	S	Banks	-
Entertainment and Spectator Sports		Payday Loan Store	-
Indoor	C	Consumer Loan Establishment	-
Outdoor	C	Pawn Shop	-
Funeral and Interment Services		Body Art Services	-
Cemetery	C	Business Support Service	P

Funeral Home	-	Construction Sales and Service	-
Lodging		Day Care	
Bed and Breakfast	S	Day Care Center	S
Sports and Recreation, Participant		Eating and Drinking Establishment	
Outdoor	C	Restaurant	-
Indoor	C	Tavern	-
		Entertainment and Spectator Sports	
OTHER USES		Indoor	-
Accessory Uses	S	Outdoor	-
Agricultural Uses		Funeral and Interment Services	
Farming	P	Cremating	-
Boarding Stables and Riding Schools	C	Funeral Home	-
Home Occupation	S	Lodging	
Parking		Bed and Breakfast	-
Accessory Parking	P	Hotel or Motel	-
Wireless Communication Facility		Medical or Dental Clinic	-
Colocated	S	Office	-
		Personal and Consumer Service	-
		Retail Sales	
		Large (100,000+ gfa)	-
		Small (up to 100,000 gfa)	-
		Self Storage Facility	-
		Self Storage Facility, Indoor	-
		Sports and Recreation, Participant	
		Outdoor	-
		Indoor	-
		Vehicle Sales and Service	
		Car Wash	-
		Gas Station	-
		Motor Vehicle Repair	-
		Light Equipment and Vehicle Sales or Rental	-
		Heavy Equipment Sales or Rental	-
		Vehicle, Recreational Vehicle or Boat Storage/Towing	-
		INDUSTRIAL USES	
		Manufacturing, Production and Industrial Service	
		Limited	-
		General	-
		Intensive	-
		Research Laboratory	-
		Trucking/Freight Terminal	-
		Warehousing and Wholesaling	-
		Waste-related Use	
		Junkyard	-
		Recycling Facility	-
		Sanitary Landfill	-
		OTHER USES	
		Accessory Uses	S
		Drive-through Facilities	-

Parking	S
Accessory Parking	P
Non-accessory Parking	C
Wireless Communication Facility	
Freestanding	-
Co-located	S

PLANNING COMMISSION FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;** The character of the surrounding neighborhood consists of a mixture of developed and undeveloped land, including single family residential homes. Maintenance provided homes are to the south as well as an assisted living facility.
2. **the physical character of the area in which the property is located;** the physical character of the area in which the property is located is mostly undeveloped land to the north. Single family homes exist to the west of the subject property, in the Harold Estates subdivision, and Foxwood Springs villas as well as assisted living facility are to the south.
3. **consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;** The Growth Management Plan identifies this property as appropriate for single family residential development, rather than planned unit development.

However, this proposal supports Economic Opportunity Goal #1 of the Growth Management Plan: *Retain existing businesses and encourage the expansion of existing businesses.* The request would allow the property owner(s), an existing business within the community, to include the maintenance building in with the rest of the existing Planned Unit Development. This rezoning unites the whole development into one development.

4. **suitability of the subject property for the uses permitted under the existing and proposed zoning districts;** The Growth Management Plan identifies this property as appropriate for single family residential development. However, the property owners currently utilize the building for storage of maintenance and associated vehicles. The rezoning allows the development to be combined into one Planned Unit Development and keep all aspects of the business together.

5. **the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;** The trend of development near the subject property has been slow in recent years. The surrounding property has remained agriculture for a number of years. The owners of the property have indicated that they plan to maintain the agriculture zoning on the remaining 54 acres that surround the maintenance building to the north and east.
6. **the extent to which the zoning amendment may detrimentally affect nearby property;** the proposed zoning map amendment would not detrimentally affect the surrounding properties. The undeveloped land surrounding the subject property has remained undeveloped since it was incorporated into the City. Any uses under the proposed zoning classification are required to provide adequate screening and landscaping to protect adjacent properties from visual and physical obstruction.
7. **whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;** Limited public infrastructure exists on the site in its current state, with the exception of a sanitary sewer line that runs north-south along the site. Any development that occurs on the property will require the extension of the water line and storm sewer to serve the site.
8. **the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;** under the existing zoning classification, the subject property is restricted to agricultural development only. The area is already being utilized for maintenance and the rezoning would bring those 4 acres into the PUD and its' restrictions.
9. **the length of time (if any) the property has remained vacant as zoned;** the property has remained vacant since it was incorporated into the City.
10. **whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and** the proposed zoning map amendment is in the public interest.
11. **the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.** there will be no gain to the public health, safety and welfare of the community as a result of the denial of the application. Denial of the application would prohibit the applicant from selling the overall assisted living building, as the maintenance building should be included with the larger development.

REVIEW OF INFORMATION AND SCHEDULE

Action	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	June 16, 2020	June 22, 2020	July 13, 2020

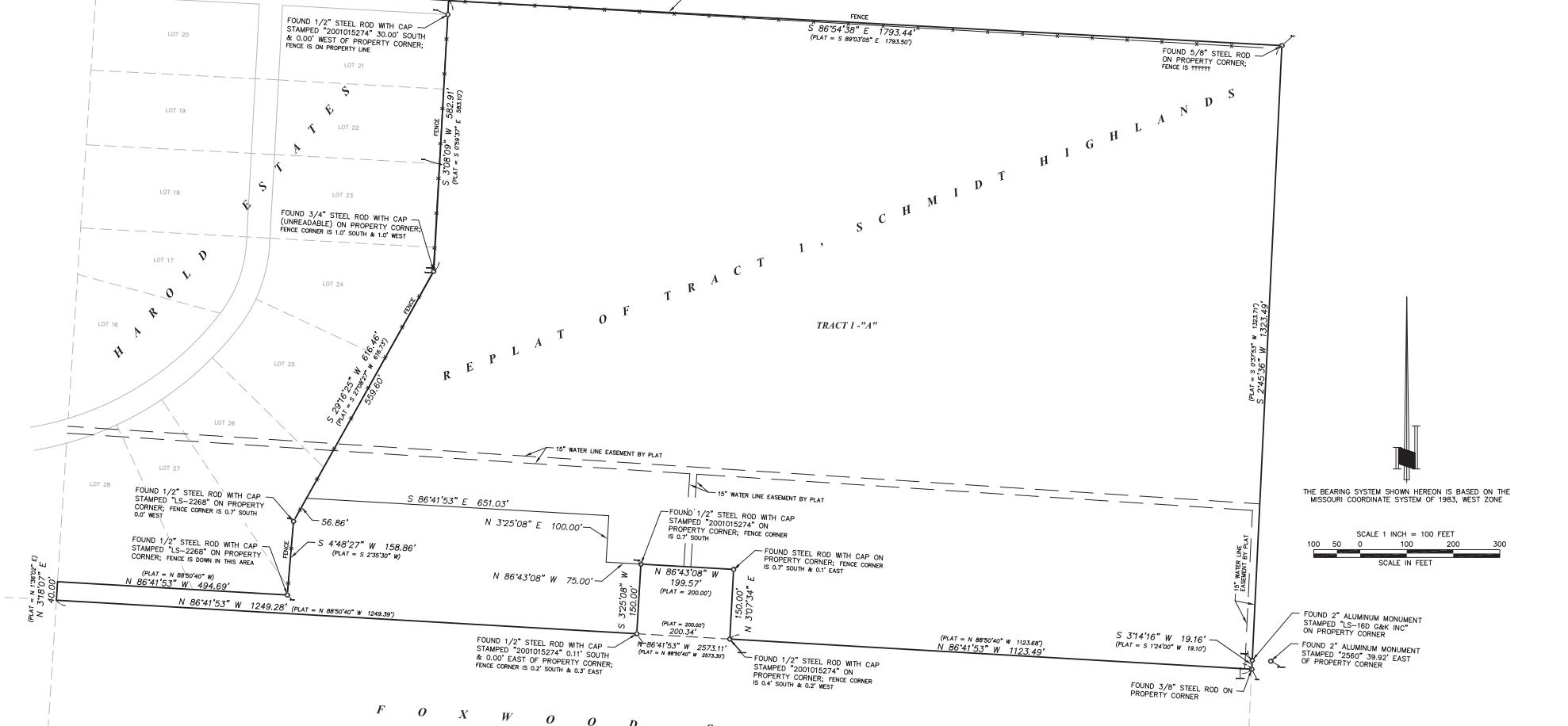
STAFF

RECOMMENDATION

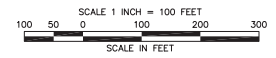
City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20003, rezoning of 4 acres to the north of Foxwood Springs from "A" Agricultural District to "PUD" Planned Unit Development to City Council with a recommendation of approval.

8-46-32
20-02-42633-1
42633sw1_2020-03-03.dwg

NORTH LINE OF THE SOUTHWEST 1/4 SECTION 8,
TOWNSHIP 46 NORTH, RANGE 32 WEST



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE



- FOUND 2" ALUMINUM MONUMENT STAMPED "LS-16D G&K INC" ON PROPERTY CORNER
- FOUND 2" ALUMINUM MONUMENT STAMPED "5661" 59.92' EAST OF PROPERTY CORNER

APPROVED BY THE CITY OF RAYMORE, MISSOURI ON THE _____ DAY OF _____, 20____

JAMES CADORET
DEVELOPMENT SERVICES DIRECTOR

DATE	REVISION	BY

PLAT OF SURVEY

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN SURVEY.

DATE: MARCH 3, 2020
FOR: **BROOKSIDE SENIOR LIVING**
4801 MAIN STREET, SUITE 100
KANSAS CITY, MISSOURI 64112
ATTN: HUSCH BLACKWELL & WILL NULTON

PROJECT LOCATION:
RAYMORE,
CASS COUNTY,
MISSOURI

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64084
(816) 246-5050

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

ROBERT J. ANDERSON,
P.L.S. #201000042

DRN. RMC P.C. MEG OK. APP.

8-46-32
20-02-42633-1
42633sw1_2020-03-03.dwg

To: Planning and Zoning Commission
From: City Staff
Date: June 16, 2020
Re: **Case #20005 Original Town Block 8 Alley Vacation**

GENERAL INFORMATION

**Applicant/
Property Owner:** City of Raymore, Missouri
100 Municipal Circle
Raymore, MO 64083

Requested Action: To vacate the 14-foot alley in Block 8 of the Original Plat of the City of Raymore

Property Location: T.B. Hanna Station, Olive and Washington Street

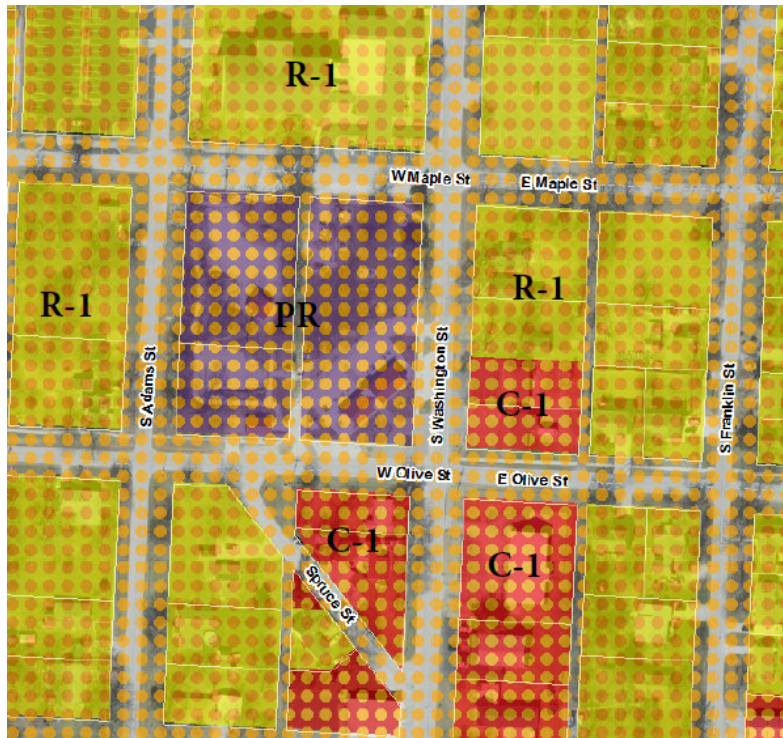


Property Photograph:



View looking south from Maple Street at the alley right-of-way

Existing Zoning: “PR/OT” Parks, Recreation and Public Use District/Original Town Overlay District



Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Public Use.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Maple Street, Washington Street, Olive Street, and Adams Street as Local Roads.

Legal Description:

Fourteen-Foot alley located in Block 8 of the Original Plat of the City of Raymore, Cass County, Missouri

Advertisement: May 28, 2020 **Journal** newspaper

Public Hearing: June 16, 2020 Planning Commission Meeting.

Items of Record: **Exhibit 1. Notice of Publication**
Exhibit 2. Unified Development Code
Exhibit 3. Application
Exhibit 4. Growth Management Plan
Exhibit 5. Staff Report

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to vacate the fourteen-foot wide, north-south oriented alley, between Maple Street and Olive Street, in Block 8 of the Original Plat of the City of Raymore.

EASEMENT VACATION REQUIREMENTS

The following sections of the City Code are applicable to this application:

Chapter 530: Streets

Section 530.010 - Procedures for Vacation

- A. The City of Raymore shall have exclusive control over its public highways, streets, avenues, alleys, public places or any other public ways and shall have exclusive power to vacate, abandon or change any public highway, street, avenue, alley or public place or part of. The word “street” shall be used to include all such public ways and places as listed above. It shall also include the entire right-of-way, both the improved and unimproved areas. The term “public highway” shall also include any part of a State highway under local control and maintenance.

B. Vacation of Streets - Generally.

1. No vacation of a street shall take place, unless the consent of the persons owning two-thirds ($\frac{2}{3}$) of the property immediately adjoining has been obtained in writing, which consent shall be acknowledged before a Notary Public and filed for record with the Cass County Recorder of Deeds. If the street is vacated, all title shall vest in the person owning the property on each side in equal proportions according to the length or breadth of such ground, as the same may border on such street.
2. No public street shall be vacated until it has been submitted to the Planning Commission at a public hearing, for recommendation to the City Council.
3. After holding a public hearing the City Council, by a majority vote, may approve or disapprove the vacation.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The Original Plat of the City of Raymore was recorded in 1912.
2. All twenty blocks in the Original Plat of Raymore contain a fourteen-foot wide, north-south oriented alley.
3. In 2003 the north-south alley located in Block 3, which is immediately to the north of Block 8, was vacated to allow for the expansion of the First Baptist Church on the north side of Maple Street.
4. In 2003 a request from the First Baptist Church to vacate Adams Street between Maple Street and 58 Highway was denied by the City Council.
5. The alley in Block 6, which is located between Maple and Olive Street, and Madison and Jefferson Street, where the Raymore Presbyterian Church is located, has been vacated. No official record could be found as to when this alley was vacated.
6. The site plan for T.B. Hanna Station was approved by the Planning and Zoning Commission on August 21, 2018.

STAFF COMMENTS

1. Only a few portions of the platted alleys in Original Town have been improved for use by vehicles.
2. There are overhead utilities (electrical; cable) and underground utilities (water main) located in the alley right-of-way in Block 8. An easement will

be provided over the vacated alley right-of-way to allow utilities access for maintenance purposes.

3. The City of Raymore owns all of the property on both sides of the alley.
4. Vacation of the alley right-of-way will enable the City to prohibit any vehicular traffic from accessing the T.B. Hanna Station area in any area other than adjacent to the Depot.
5. The site plan approved by the Planning and Zoning Commission for T.B. Hanna Station anticipated the vacation of the alley right-of-way.



6. When right-of-way is vacated, the statutory right of reversion in the owners of the abutting property allows for the vacated area to be divided evenly among adjoining property owners. The City will assume ownership of all of the right-of-way area being vacated.

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application, and has recommended approval of the request.

STAFF PROPOSED FINDINGS OF FACT

Under Section 530.010 of the Raymore City Code, the City Council has exclusive power to vacate any alley or part of provided that :

- 1. consent of the persons owning two-thirds ($\frac{2}{3}$) of the property immediately adjoining the area to be vacated has been obtained in writing; and**

Consent has been obtained from the persons owning all of the property immediately adjoining the area to be vacated.

- 2. the vacation request has been submitted to the Planning and Zoning Commission at a public hearing for recommendation to the City Council.**

A public hearing was advertised for the June 16, 2020 meeting of the Planning and Zoning Commission.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	June 16, 2020	June 22, 2020	July 13, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20005 - Original Town Block 8 Alley Right-of-Way Vacation to the City Council with a recommendation of approval.

CITY OF RAYMORE, MISSOURI GROWTH MANAGEMENT PLAN



2020 ANNUAL REVIEW & REPORT

REPORT PREPARED BY DEPARTMENT OF DEVELOPMENT SERVICES

CONTENTS

INTRODUCTION	3
ASSESSMENT OF ACTIVITY	4
FUTURE WORK PRODUCTS	10
TOPICS FOR CONSIDERATION	11

INTRODUCTION

Why complete an annual review?

The current Growth Management Plan (GMP) for the City of Raymore, Missouri was adopted by the Raymore Planning and Zoning Commission by Resolution 13-01 on March 19, 2013. An annual review process was approved as part of the GMP.

The Development Services Department is required to prepare an annual report by April 1st of each year. The annual report is required to contain the following items:

- An assessment of planning trends to determine if the plan is falling behind modern planning practices.
- An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City.
- An assessment of progress toward implementing the goals, objectives, and action steps outlined in the plan.
- An assessment of the plan's ability to support the City Council vision and goals.
- An assessment of potential gaps in the plan.
- Updates on other plans adopted by the City.
- Other issues deemed relevant by the Development Services Director.
- Recommendations for action on the plan in the following 12-24 months.

Prior to consideration of the report the City shall make the report available for public review. A legal notice shall be posted at least fifteen days prior to the Commission meeting. Additionally, the report should be posted on the City website with a printed copy available for review in the City Clerk's Office.

The GMP Annual Report was posted on the City website on June 2, 2020 with a notification sent to anyone who receives a Notify Me alert for

Planning and Zoning matters. On May 28, 2020 a legal notice was published in The Journal.

The Planning and Zoning Commission will hold a public hearing on the annual review and report on June 16, 2020. After holding a public hearing, the Commission has authority to amend the plan as needed.

What will happen with the annual review results?

If any changes are made to the adopted GMP, staff shall complete the updates and distribute the updated plan to City Council members, City Department Heads, and any interested resident and post the new plan on the City website.

ASSESSMENT OF ACTIVITY

An assessment of planning trends to determine if the plan is falling behind modern planning practices:

One of the recent national planning trends has been the study of changing demographics and a diversifying population, and the impacts those changes will have on a community. City staff has continued to take an active role in the KC Communities for All Ages initiative through participation in quarterly meetings of communities involved in the initiative. Additionally, the Planning and Zoning Commission recently adopted the City of Raymore Community for All Ages Master Plan. In 2019, staff gained membership in the AARP Network of Age Friendly Cities and Communities.

Another recent trend is the expansion of housing opportunities for changing families. While 2018 saw the addition to the Unified Development Code allowing accessory dwelling units, 2019 took a look at Universal Design Standards. These standards make small modifications to the house to allow for various life changes. Zero entry entrance to the front and rear of the house, as well as wider door openings to allow for more accessibility are some of the changes. In 2019, the city began work with a builder to construct a Universal Design house to showcase to other builders and families the benefits of such modifications. May 2020 saw the groundbreaking and start of construction. It is important to continue to research alternative housing options to accommodate changing demographics in our community.

Another recent trend is the importance of walkability and pedestrian safety in communities, which is reflected in the City's Pedestrian Master Plan, a component of the GMP. Several projects have been completed in Raymore that lend themselves to increased walkability, including pedestrian improvements around Municipal Circle, multiple public park and trail improvements, and most recently the increase in the minimum sidewalk width from four feet (4') to five feet (5').

Overall the plan remains current with modern planning practices.

An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City:

On the ballot for the August, 2020 election are the No Tax Increase General Obligation Bond issues. Identified projects include participation in the redevelopment of the I-49 and 58 Highway Interchange and expanding I-49 to six lanes south to North Cass Parkway; extending Sunset Lane to connect 58 Highway with 163rd Street; reconstructing Ward Road from 58 Highway to 163rd Street; expanding the Raymore Activity Center; reconstruction of Kurzweil Road from 58 Highway to 155th Street; adding amenities to the outdoor space at Centerview; and adding amenities to the Hawk Ridge Park Amphitheater.

In the fourth quarter of 2019, the City contracted with Wilson & Co. Engineers, LLC to provide traffic consultant services for the City of Raymore. The consultant is analyzing Highway 58 traffic volumes and potential scenarios involving commercial expansion. Wilson & Co will also look at traffic flow along North Cass Parkway and Dean Avenue. The study is currently being conducted and we are awaiting the results.

Potential future annexation areas have been revised and the new Intent to Annex boundary is reflected in the Future Land Use Map map. These changes are a result of where water/sewer can responsibly service areas, as well as ongoing talks with the city of Lee's Summit on their interest in areas to the north of Raymore.

An assessment of progress toward implementing the goals, objectives and action steps outlined in the plan:

A number of work efforts have been completed in 2019 on implementing the goals, objectives and action steps outlined in the plan.

1. The Economic Development Team, established in 2016, continues to help further the five Economic Opportunity Goals of the GMP:

Goal #1: Retain existing businesses and encourage expansion of existing businesses.

Goal #2: Develop a strong business development team

Goal #3: Develop a business/office park in Raymore

Goal #4: Focus incentive policies on creation of quality jobs

Goal #5: Attract new businesses to Raymore

The economic development team consists of the City Manager, Assistant City Manager, Development Services Director, City Planner, Economic Development Director, Public Works Director, Finance Director and the Mayor. Bi-weekly meetings of the team are held to coordinate and better communicate work efforts.

In 2019, the City approved two major projects [Van Trust Industrial Development and The Lofts at Foxridge apartment community] that further the goals listed above. The City Council approved two significant economic development incentive packages to support the growth of new business and industrial development at the North Cass Interchange. VanTrust Real Estate intends to develop a 1 million+ square foot light industrial business park. Staff continues to work with VanTrust to market the site.

The Council also approved the Lofts at Foxridge apartment community Chapter 100 request which helped add 400 Class-A luxury apartments into the local housing stock. This will also help support future commercial development along 58 Highway.

A major goal for the economic development team in past years was the development of the Raymore Gateway project, located at the northeast corner of Highway 58 and Kentucky Road, a key entrance into the City. The City is moving forward with construction of Westgate Drive, and has worked hard to create conceptual development scenarios in order to make the area more accessible and desirable for development.

In addition to the Raymore Gateway, staff is currently working with multiple development groups on potential development projects near the Good Ranch, as well as the area surrounding 58 Highway and Foxridge Drive.

Economic and Development Services staff continue to engage with existing businesses as part of the City's Business Retention and Expansion efforts to help better understand the strengths and weaknesses of the community in terms of economic development.

2. In support of **Quality Neighborhoods Goal #1: Ensure all property in the City is maintained to the highest degree possible**, the City completed the fifth annual review of the property maintenance code. Each year Code Enforcement personnel review the code to propose amendments that will help improve the property maintenance program. In 2019 the City utilized the recently adopted hoarding ordinance to work with a property owner that had faced numerous and long-term property maintenance code violations at his residence.
3. The City Park Board and City Council continue to provide funding for park projects, supporting the implementation of **Quality Neighborhood Goal #5: Continue development of neighborhood parks**. There are a number of park projects that are currently underway. Significant work has been completed at Hawk Ridge Park, with the construction of the park pavilion, restroom shelter, amphitheatre and walking trails in June of 2019. Work also continues at T.B. Hanna Station on the proposed playground, sprayground, and other amenities. Construction of this project is anticipated to be completed in July of 2020.
4. Implementation of **Community Connectivity Goal #1: Develop a common place for community gatherings** continues to be supported with the completion of the Raymore Activity Center (RAC) in 2018. Both the RAC and Centerview continue to be utilized for community events. The future completion of the amenities at Hawk Ridge Park will also provide space for community gathering. Expansion of Centerview as well as an
5. Expansion of the sidewalk and trail network keeps moving forward through the City's Sidewalk on Undeveloped Lot and Sidewalk Gap Programs. In 2019 the City focused on removing several gaps in the sidewalk network. The Parks Department also made trail connectivity improvements at Recreation Park to provide better connections

between the Rec Park Baseball Complex, the RAC, and the surrounding park areas, supporting **Community Connectivity Goal #3: Continued expansion of the City trail and sidewalk network**

6. On an annual basis the Planning and Zoning Commission is asked to review previous non-residential development projects that have been approved as suggested in **Physical Development Goal #1**. The Commission completes this review to determine if there are any modifications that could have been done to enhance the quality of the project. Staff has identified at least 4 projects for review in 2020.
7. Implementation of **Quality Neighborhoods Goal #4: Maintain a safe and secure City**, continues with the efforts of the Police Department in supporting civic involvement programs such as Neighborhood Watch Programs, the Citizen's Police Academy and a reformatted National Night Out that is now held in conjunction with the Raymore Festival in the Park. However, due to the national pandemic, public gatherings have been suspended. The Police Department has continued to engage residents with ongoing concerns.

An assessment of the plan's ability to support the City Council vision and goals:

The City concluded its strategic planning effort in 2016, following a series of highly successful Community Conversations earlier in the year. In 2017, the City Council adopted the City's new Strategic Plan. This was followed up by a second round of Community Conversations in October of 2018. The University of Kansas Public Management Center provided a summary report of the meeting, which will be used to evaluate and update the City's Strategic Plan.

Over the next several months, the Planning and Zoning Commission will need to closely review the strategic plan to determine what modifications could be made to the Growth Management Plan to support the strategic plan.

An assessment of potential gaps in the plan:

Staff has not identified any potential gaps in the plan. Significant progress is being made on implementation of the 19 Goals contained in the plan. As long as progress continues on the implementation of the identified goals and action steps, the plan remains current.

Many of the comments and suggestions made during the early strategic planning efforts, and communities for all ages process parallel the goals, objectives and action steps contained in the GMP. The common threads and messages of both plans support the continued implementation of the GMP.

Updates on other plans adopted by the City:

Staff has continued to make progress on the goals and objectives of the Community for All Ages Master Plan, including the Universal Design Standards house. In 2018, staff applied for membership in the Walk Friendly Community program, a national recognition program. Extensive feedback was given on how the city can improve walkability and receive designation. With increased connectedness and ongoing efforts, the city will reapply in 2020 for consideration.

With several new park improvements scheduled in 2020, including Hawk Ridge Park, TB Hanna Station Park spray park and ice rink and Recreation Park upgraded playground. Staff is working closely with the Parks Department to ensure these facilities are designed to be accessible by residents of all ages and abilities. Parks and Recreation staff also implemented several programs and classes focused on keeping older adults active and engaged. The RAC expansion, part of the G.O. Bond project list, also helps to increase the number and variety of classes and activities available to residents of all ages. Additionally, the Hawk's Ridge Trail park is the first park in the state to have an ADA accessible fishing dock.

Other issues deemed relevant by the Development Services Director:

1. The No-Tax Increase General Obligation Bond will allow several new road connections to be completed in accordance with the approved master plan. These road segments will likely spur and connect additional development.
2. The amount of prime leasable commercial space available in the City is limited. However, new developments are on the horizon including mixed-use development at North Cass Plaza as well as The Good Ranch.

3. The changing demographics of the community will have a significant impact on Raymore. Participation in the Communities for All Ages initiative continues to bring awareness to the issue. The City adopted a Communities for All Ages Master Plan, thus achieving Gold Level recognition. A committee needs to be formed in the near future to help track and evaluate the implementation of the goals and strategies included in the plan.
4. Construction has begun for the Universal Design house that the city will showcase to both homeowners and residents in the area. The Universal Design standards allow a house to more easily be transitioned to a house that allows those with mobility needs, particularly the aging population, to stay in the house with limited modifications. This allows the City to retain residents while also allowing residents to remain on their own as appropriate.

Recommendations for action on the plan in the following 12-24 months:

1. Incorporate the updated GMP and associated maps to reflect the updated Annexation Area of Intent and Future Land Use areas.
2. Staff and City leadership believe the timing is appropriate to start thinking about a comprehensive update to the City's master plan(s), including the GMP, Transportation Master Plan, Water and Sewer Master Plans, and the Parks Master Plan. This will involve the revision and consolidation of all City master plans into one comprehensive master document.
3. Create the Community For All Ages Committee to help track and evaluate the implementation of the goals and strategies included in the approved plan.

FUTURE WORK PRODUCTS

1. City Land Use Ratio: After staff completes its work on the existing land use inventory, a work session will be held with the Planning and Zoning Commission to review the map and data. One of the goals of the inventory is to use the data to help establish an appropriate land use ratio for the City, which will be incorporated into an update to the Future Land Use Map.

2. *Comprehensive Master Plan:* Staff and City Leadership will work with the City Council, Planning and Zoning Commission, Park Board and Arts Commission on the creation of a new City comprehensive plan that incorporates the GMP, Transportation master Plan, Water and Sewer Master Plan and the Parks Master Plan. The goals, strategies, and action steps of the Strategic Plan will be carried throughout the master plan.

TOPICS FOR CONSIDERATION

Staff recommended changes:

- Accept the proposed changes in the Future Lane Use Map

FUTURE LAND USE

- BUSINESS PARK
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- PARKS
- LAKE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC

REFERENCED PLANS

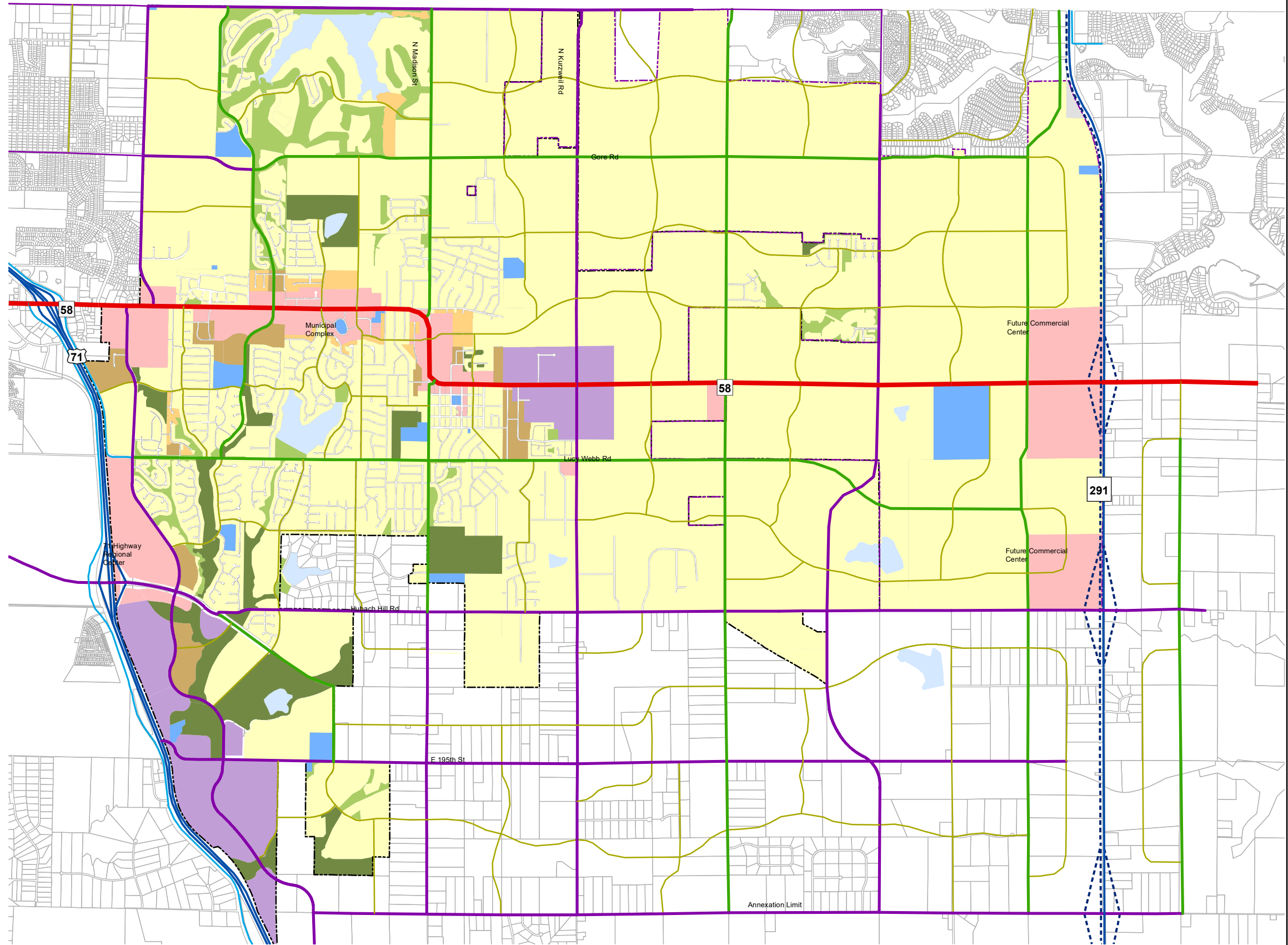
- ANNEXATION INTENTION AREA

STREET CLASS

- EXPRESSWAY
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- FRONTAGE ROAD

CORPORATE LIMITS

- RAYMORE, MO
- OTHER INCORPORATED AREAS
- PARCELS



City of Raymore Growth Management Plan

Future Land Use Plan

